



sparks ellison

14 Bellflower Way, Chandler's Ford, SO53 4HN

£800,000

A magnificent five bedroom detached home beautifully positioned on the edge of Knightwood Park backing onto woodland. The property affords spacious well proportioned accommodation with five generous bedrooms to the first floor complimented by two en-suites and family bathroom. On the ground floor is a spacious sitting room, dining room kitchen and utility room. The property also benefits from a double integral garage and falls within the catchment for the popular Knightwood and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Wash basin, w.c.

Sitting Room:

18'2" x 11'9" (5.54m x 3.58m) Fireplace with gas coal effect fire, doors to dining room.

Dining Room:

11'9" x 9'8" (3.58m x 2.95m)

Kitchen:

17'11" x 10'6" (5.46m x 3.20m) Range of comprehensive units, gas hob with extractor hood over, electric oven, tiled floor, doors to garden room, tiled floor.

Garden Room:

12'10" x 11'2" (3.91m x 3.40m) Windows overlooking the rear garden and woodland, double doors to outside.

Utility Room:

Space and plumbing for appliances, boiler, door to outside.

FIRST FLOOR

Landing:

Bedroom 1:

15'6" x 11'10" max (4.72m x 3.61m) Range of fitted wardrobes, part vaulted ceiling.

En-suite Shower Room:

Suite comprising shower cubicle, wash basin, w.c.

Bedroom 2:

13'7" x 11'6" (41.76m x 3.51m) Built in wardrobes.

En-suite Shower Room:

Suite comprising shower cubicle, wash basin, w.c.

Bedroom 3:

12'7" x 11'10" (3.84m x 3.61m)

Bedroom 4:

13'4" x 9'4" (4.06m x 2.84m)

Bedroom 5:

12'33" x 7'6" (3.73m x 2.29m)

Bathroom:

Suite comprising bath, separate shower cubicle with glazed screen, wash basin, w.c.

OUTSIDE

Front:

To the front of the property is a double width driveway affording off street parking leading to the double garage, side access to rear garden.

Rear Garden:

An attractive feature of the property measuring approximately 62' x 52'. Adjoining the house are two paved patios leading onto a good size lawned area with well stocked flower and shrub borders, enclosed by fencing. The rear garden enjoys a pleasant aspect over woodland.

Double Garage:

Light and power, door to side.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

Approximate Area:

198.3sqm/2135sqft (Including garage)

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Knightwood Primary/St. Francis Primary School

Secondary School:

Thornden Secondary School

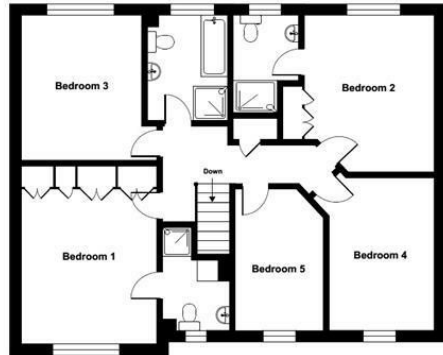
Council Tax:

Band F

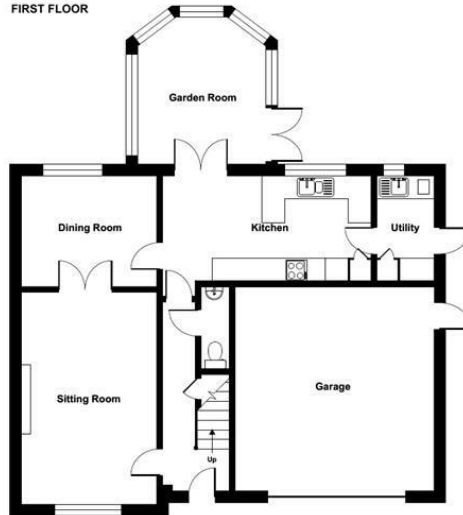
Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 823 sq ft / 76.4 sq m
 First Floor = 1003 sq ft / 93.2 sq m
 Garage = 309 sq ft / 28.7 sq m
 Total = 2135 sq ft / 198.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1119123

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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